

2.0 Plan Elements

2.1 Land Use Element

Goal:

Promote a well-organized international district in East Otay Mesa to attract and accommodate regional forecasted demand for industrial and business development.

2.1.1 Vision

With large, level, relatively inexpensive land located near a large, affordable labor pool and moderately priced housing, East Otay Mesa is highly suitable for large-scale industrial and business development.

The technology sector in the San Diego region has expanded, creating additional demand for industrial space. East Otay Mesa is the largest planned industrial district in the unincorporated portion of the County and is poised to serve the demand for technology business park space. With large, level, relatively inexpensive land located near a large, affordable labor pool and moderately priced housing, East Otay Mesa is highly suitable for large-scale industrial and business development. Moreover, its prominent location along the Mexican border makes it a prime location for industrial use, specifically technology manufacturing as well as warehouse and distribution uses associated with manufacturing activities in Mexico as part of the Maquiladora Program.

The intent of the East Otay Mesa Specific Plan is to promote development of the area into a comprehensive industrial and business district with centrally located cores of more intense employee uses and commercial services. This is accomplished through land use classifications that create defined districts devoted to technology-oriented industrial, manufacturing, and business serving uses. The circulation system supports these uses. Traffic is dispersed as it moves toward the core areas through a hierarchy of streets. These streets direct truck traffic from the State Routes to Prime Arterials, Major, and Industrial/Commercial Collector Roads. At full development, these areas served by local roads are encouraged to develop with Activity Nodes. Activity Nodes allow for greater intensity and provide opportunity for social gathering and pedestrian activity. These planning and circulation features combine to create a unique image to set East Otay Mesa apart from other industrial areas of San Diego County.

2.1.2 Land Use Designations

Multiple land use designations achieve the envisioned mixture of industrial, business, commercial, and conservation areas.

The distribution, location, and extent of land uses in the East Otay Mesa Specific Plan Amendment SubArea 1 are shown on the Land Use Plan Map, Figure 2.1-1. The land use designations for East Otay Mesa are: Technology Business Park, Light Industrial, Heavy Industrial and Conservation/Limited Use. A Commercial Center Overlay and Activity Nodes are also proposed within the Technology Business Park. Activity Nodes may also be located within the Light Industrial District. These planned land uses will be implemented through various discretionary permits.

Locations of East Otay Mesa Activity Nodes are based on a hierarchy of streets, topography, views and walking distances. The outer boundary of Activity Nodes shall be spaced a minimum of 300 feet from Prime Arterial or Major Roads. In addition, each Activity Node shall be a minimum of 1,250 feet apart. Multiple land use designations achieve the envisioned mixture of industrial, business and commercial land uses, as well as conservation areas. Table 2.1-1, Planned Land Use Tabulation, summarizes the amount of planned development by land use designation. The general intents of the Technology Business Park, Activity Node, Commercial Center, Light Industrial, Heavy Industrial, and Conservation/Limited Use Area designations are described below. Specific permitted uses and development requirements within each of these designations are detailed in Section 3.0.

The proposed corridor alignment for State Route 11 is subject to change upon the completion of CalTran's Environmental Studies. The north-south boundaries of adjacent land uses are intended to conform with the final alignment of future SR-11.

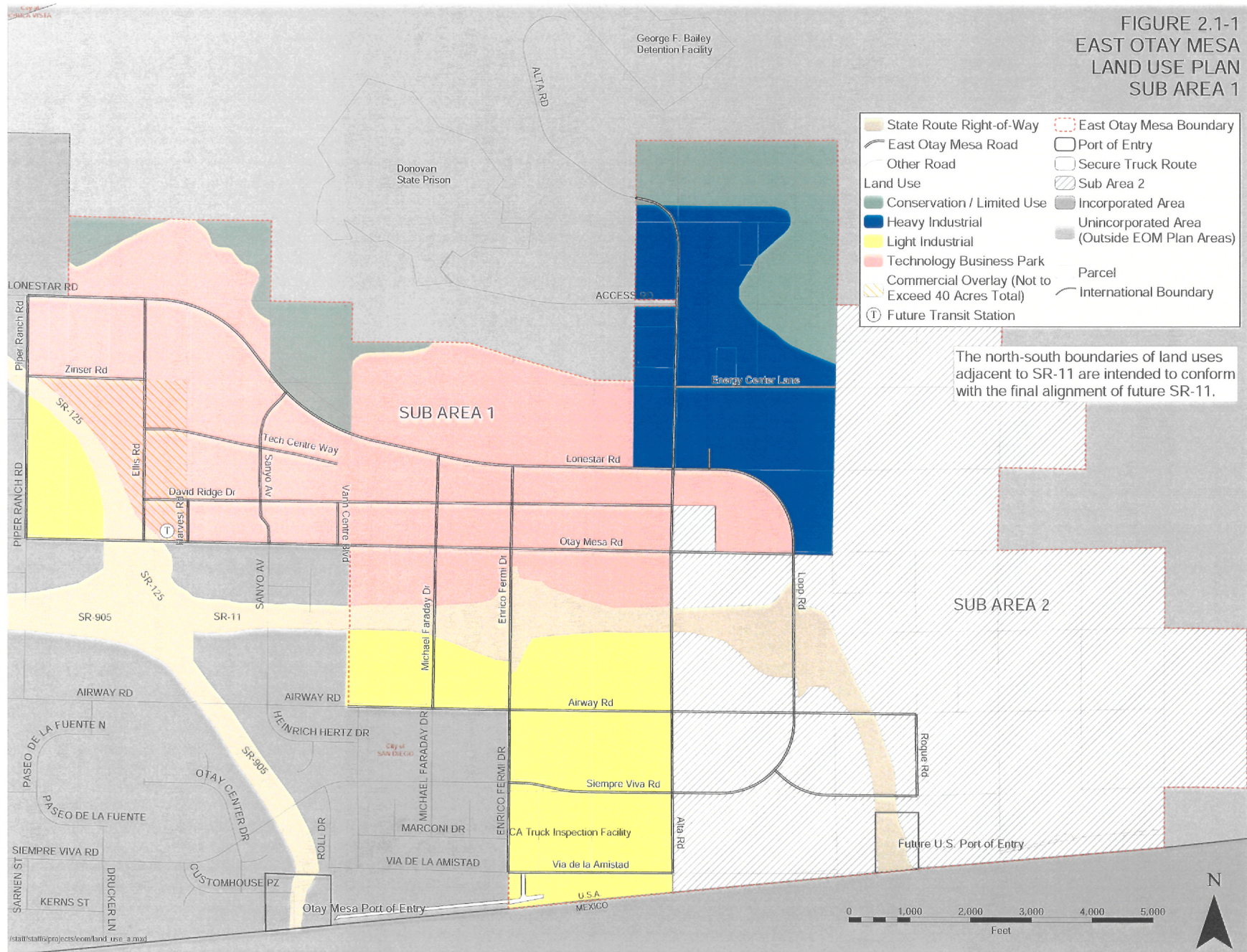


Table 2.1-1
Planned Land Use Tabulation

| Land Use Designation | Approximate Acres (Gross) | Overlay Acres (Gross) |
|--------------------------------------|------------------------------|--------------------------|
| <i>Activity Node Overlay</i> | | <i>(28 maximum)</i> |
| <i>Commercial Center Overlay</i> | | <i>(40 maximum)</i> |
| Heavy Industrial | 289 | |
| Light Industrial | 410 | |
| Technology Business Park | 937 | |
| SUBTOTAL | 1636 | 68 |
| Conservation/Limited Use | 241 | |
| Regional Circulation Corridors | 130 | |
| Approximate Total Gross Acres | 2007 | 68 |

Technology Business Park

The presence of applied scientific institutes and diverse research and development industries in the San Diego region creates a demand for future research, development, testing and manufacturing sites. East Otay Mesa is considered an ideal location for these facilities and offers the following amenities:

- Large, fairly level, developable land that is relatively inexpensive;
- Good access provided by three planned freeway links, an existing border crossing, and a planned additional border crossing;
- Ample employee pool from adjacent communities and Mexico;
- Special visual and environmental amenities associated with the San Ysidro Mountains and Otay River Valley; and
- Proximity to regional and international airports and to the Mexican border.

The intent of the East Otay Mesa land use plan is to provide the quality environment that technology businesses are often accustomed to and create a pleasant working environment for employees, focusing development in parks, or campus-like settings.

The Technology Business Park designation is applied in the northern and western portions of the Specific Plan Area, closest to planned regional highways, proposed light rail and urbanized lands (Figure 2.1-1). Land subject to the Technology Business Park designation is intended for development of manufacturing operations and business offices that research, develop and produce advanced technologies, such as defense and space technologies, communication, computer and internet, audio/visual, pharmaceutical and medical products. The intent of the East Otay Mesa land use plan is to provide the quality environment that technology businesses are often accustomed to and create a pleasant working environment for employees, focusing development in parks, or campus-like settings. This campus-like setting complements the aim of the Activity Node, which strongly encourages pedestrian activity.

Activity Nodes

At full development, the Activity Nodes will act as pedestrian friendly business cores and social gathering areas for the East Otay Mesa employee population. Foreseeable uses in East Otay Mesa Activity Nodes include office and computer supply, building supply, hotels or motels, restaurants, and health club businesses.

The siting and design of Activity Nodes is discussed in Sections 2.3.2 Urban Design Element, and 3.3.2 Processing Requirements. The Activity Nodes allow for increased floor area ratios and shall be located at the time a property owner proposes to enact the benefits of this land uses designation. The property could develop without establishing an Activity Node. At the time a property owner wanted to benefit from an Activity Node's commercial land uses and increased intensity, the proposed land uses and/or lot design would be reviewed by the County staff for conformance with this Specific Plan, including the parameters for Activity Node location.

Commercial Center is an overlay designation and provides opportunity for major retail development in the East Otay Mesa Specific Plan.

Commercial Center

The Commercial Center is an overlay designation and provides an opportunity for a major retail development of up to forty acres in the East Otay Mesa Specific Plan. The site is identified on the land use plan (Figure 2.1-1), in the northwestern portion of the plan area. Uses anticipated in this designation include a combination of local-serving and regional-serving retailers that could create a destination commercial development. Unless a discretionary permit is issued to implement a Commercial Center on this site, the underlying Technology Business Park land use designation and associated standards shall apply.

The Metropolitan Transit Development Board (MTDB) is currently refining the transit network for the South Bay. This study will address the transit needs and potential locations with Otay Mesa. Since the Commercial Center will be a traffic generator for East Otay Mesa, transit needs will need to be addressed as part of any discretionary application. This may necessitate the need for on-site transit facilities, including a station and pedestrian and bicycle connections.

Light Industrial

The Light Industrial designation is applied to lands on the western edge of the Technology Business Park area in addition to lands in the southern portion of the Specific Plan Area (Figure 2.1-1). Land designated as Light Industrial is intended to accommodate all uses permitted in the Technology Business Park plus wholesale storage and distribution, manufacturing, general industrial and several commercial uses.

Heavy Industrial

The Heavy Industrial designation is applied to areas north of Otay Mesa Road adjacent to Alta Road (Figure 2.1-1). These areas provide for most uses allowed in the Technology Business Park and Light Industrial land use designations plus recycling plants, salvage yards, and outdoor storage.

Conservation/Limited Use Area

Lands in the northwestern and northeastern reaches of the Specific Plan SubArea 1 area are designated Conservation/Limited Use Area (Figure 2.1-1). The rugged terrain and sensitive biological resources render these areas undesirable for commercial or industrial uses. The Conservation/Limited Use Area will allow uses such as outdoor participant sports, campgrounds and resorts with a Major Use Permit.

Interim Uses

Interim Uses are allowed with a Major Use Permit and shall be developed in compliance with this Specific Plan Development Standards (Section 3.2). Interim Uses shall be allowed for a maximum initial time limit of five years and only if there has been no application for a permanent use on an adjoining parcel that would be negatively impacted by the proposed Interim Use. Permitted Interim Uses are shown in Table 3.1-1 in this Specific Plan Amendment.

The approving body shall evaluate any proposed interim use in consideration of any currently proposed or planned development in the area to determine whether the interim use will be compatible with the surrounding existing and proposed developments within the area.
